

To WVC Planning

We are making a request for a zoning change to the property located at 3500 so 5221 w WVC Utah 84120. We are currently zoned RB Which is residential office and would like to change it to a C1 Zone which is a Neighborhood Commercial Zone. We currently have a small strip mall type building there. Which we feel lends itself more to the Neighborhood Commercial Zoning .The adjacent land uses are C1 There is a C1 Zone right across the street and to the West. Because of the type of building we have and the 7 ft block wall we have will feel there will be no impact change to the neighbors. The zoning change is very slight and allows only a few changes and keeps the same type of businesses that can come in. We also feel that this fits into WVC master plan of having a neighborhood commercial close to the new 5600 west UTA Bus stop. We feel that by making this change it well help us and the local neighbors with a convenient neighborhood shopping facilities.

Thank you

Dan Northrup

Kelly Jensen